

Sales - House - Benahavís

5.150.000€

Benahavís

House

Community: 2,484 EUR / year

IBI: 1,385 EUR / year



5



6



1174 m2



4681 m2

In the exclusive gated community of Benahavis, Marbella Club Golf Resort, stands a newly built contemporary villa offering captivating sea views. Boasting 24-hour security, a golf course, restaurant, and an equestrian center, this residence is crafted with premium materials, featuring an open-plan design, abundant natural light, double-height ceilings, and expansive windows. The entrance level welcomes you with a spacious living room adorned with a stunning fireplace, complemented by book-matched marble. The open-plan layout seamlessly connects to the Gaggenau-equipped kitchen. Both areas have access to the terrace through pocket Schuco doors, providing panoramic views of the Mediterranean Sea, Gibraltar, and the Moroccan coastline on clear days. Additionally, this level features a small swimming pool separate from the main pool and garden. On the right side of the entrance, two en-suite bedrooms and a garage, capable of accommodating 3-4 cars and a golf buggy, are located. Noteworthy is the garage's glass wall, allowing you to admire your collection from outside. Ascending to the upper level, the main bedroom awaits with an en-suite bathroom, bathtub, shower, walk-in wardrobe, and a private terrace with magnificent views. A walkway overlooking the living room leads to two more en-suite bedrooms with terrace access. Descending to the lower level, a versatile space serves as a laundry, wine cellar, or additional storage. The area also houses a cinema room and spa featuring a sauna, steam room, and shower. A guest toilet on this level provides access to the main garden, swimming pool area, and a covered outdoor kitchen. Luxurious features abound throughout, including pocket doors, hot/cold air conditioning, underfloor heating, and an elevator connecting all floors. Nestled in one of the premier gated communities, Marbella Club Golf Resort ensures security with guards at the entrance and additional barriers on all streets. Villa Bentayga, the epitome of luxury living, enjoys the exclusivity of being in a private area with only two current villas and an additional gate.

Setting

- ✓ Frontline Golf
- ✓ Town
- ✓ Mountain Pueblo
- ✓ Close To Golf
- ✓ Close To Town
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Garden

- ✓ Private

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

Security

- ✓ Gated Complex
- ✓ 24 Hour Security

Condition

- ✓ Excellent
- ✓ New Construction

Features

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna

Parking

- ✓ Garage
- ✓ Private

Pool

- ✓ Private

Kitchen

- ✓ Fully Fitted























| PLANTA BAJA | |
|-----------------------|--------------|
| EDIFICACION | IMPORTE U.T. |
| ESPACIO CONSTRUIDO | |
| AREA CONSTRUIDA | 100,00 U.T. |
| AREA DE PAVIMENTACION | 100,00 U.T. |
| AREA DE VERDE | 100,00 U.T. |
| AREA DE PAVIMENTACION | 100,00 U.T. |
| AREA DE VERDE | 100,00 U.T. |
| AREA DE PAVIMENTACION | 100,00 U.T. |
| AREA DE VERDE | 100,00 U.T. |
| ESPACIO COLECTIVO | |
| AREA CONSTRUIDA | 100,00 U.T. |
| AREA DE PAVIMENTACION | 100,00 U.T. |
| AREA DE VERDE | 100,00 U.T. |
| B. U.T. AREA ... | |
| AREA CONSTRUIDA | 100,00 U.T. |
| AREA DE PAVIMENTACION | 100,00 U.T. |
| AREA DE VERDE | 100,00 U.T. |
| C. COLECTIVO ... | |
| AREA CONSTRUIDA | 100,00 U.T. |
| AREA DE PAVIMENTACION | 100,00 U.T. |
| AREA DE VERDE | 100,00 U.T. |

Planta de Final de Obra: **VIVIENDA UNIFAMILIAR AISLADA**
BENIAVAIS Abril 2023
 No. 12 Desplazamiento, del Sector Privado P40000000
 PROMOTOR: Guzman, S.L.U.
 ARQUITECTO: Javier Rodríguez Latorre
 # Accesos #12 Acceso privado

02.a

Planta Baja Distribución
 ESCALA 1/500.



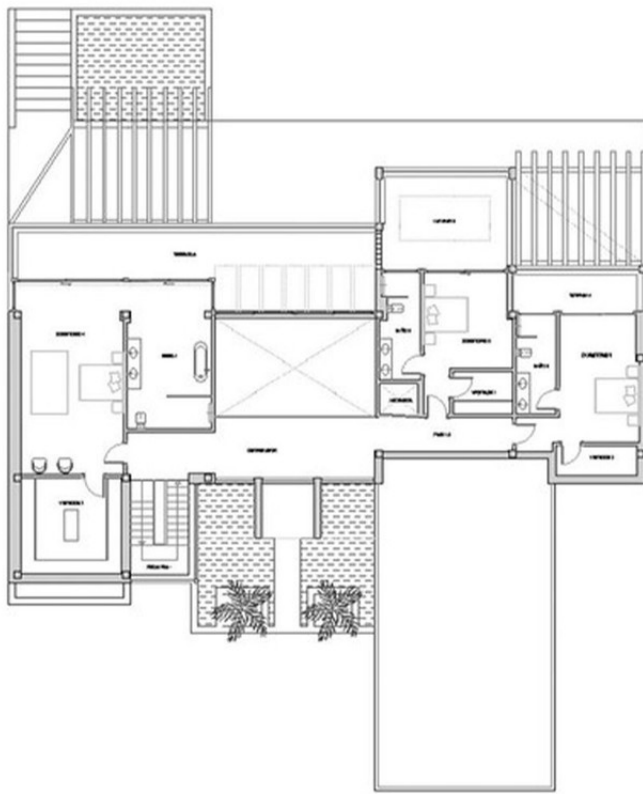
| PLANTA BAJA DISTRIBUCION | |
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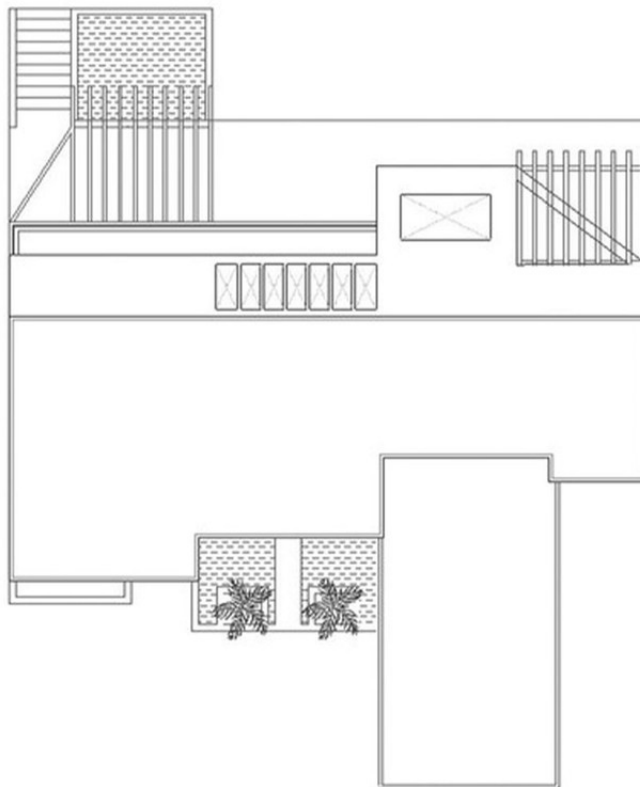


| PLANO DE NIVEL DE CERO | |
|----------------------------|-----------------|
| DESCRIPCIÓN | ALFABETICAMENTE |
| DESCRIPCIÓN DE LOS CUADROS | |
| ALFABETICAMENTE | 01/01 |
| ALFABETICAMENTE | 02/01 |
| ALFABETICAMENTE | 03/01 |
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| ALFABETICAMENTE | 99/01 |
| ALFABETICAMENTE | 100/01 |

Plano de Nivel de Cero: VIVIENDA UNIFAMILIAR AISLADA
 BENAÍVVIS Abril 2023
 No. 17.0000001001, del Decreto No. 04494/2010
 PROMOTOR: Cudermas, S.L.U.
 ARQUITECTO: Javier Rodríguez Latorre
 #Asociación #12.Ámbito grande

04.a

Plano Nivel. Distribución
 ESCALA 1/50.



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Plano Cubierta
 ESCALA 1/50.